

Community Planning Meeting
May 23, 2005, 6:00 p.m.
Veteran's Park Community Center
101 West 28th Street
Long Beach, CA 90802

Response to Comment No. 1:
(Phyllis Faust)

Thank you for your comment, on behalf of the United Steel Workers Union, in support of the Long Beach Memorial Medical Center (LBMMC) Expansion (proposed project). It is understood that the United Steel Workers Union currently represents employees at both hospitals on the LBMMC campus (Campus).

Response to Comment No. 2:
(Virginia Culp)

Thank you for your comments on proper notification and disclosure regarding the proposed project. Your concerns are important, and it is imperative that local residents receive proper notification for projects. As stated in Section 1.0, Introduction, of the Environmental Impact Report (EIR), one of the purposes of the California Environmental Quality Act (CEQA) is to disclose to the public the reasons for agency approvals of projects with significant environmental effects. The City of Long Beach (City) has exceeded the notification requirements specified pursuant to Article 7, EIR Process of the State CEQA Guidelines.

Notice of Preparation:

The Notice of Preparation (NOP) concerning the EIR for the proposed project was circulated for a 30-day review period that began on August 23, 2004. The NOP was sent to the State Clearinghouse and distributed to various federal, state, regional, and local government agencies. A public Notice of Availability (NOA) of the NOP was provided in the *Press Telegram*. The NOP was sent to 48 private individuals and to the appropriate federal, state, and local regulatory agencies. The NOP was posted at the Long Beach Main Public Library, Burnett Public Library, and Dana Public Library.

Neighborhood Association Meeting:

Subsequent to the close of the public review period for the NOP, the City made an additional presentation regarding the proposed project at a combined meeting of the Neighborhood Associations for Wrigley, Memorial Heights, and Sunrise Historic on November 1, 2004. The purpose of the meeting was to communicate and outreach to the Wrigley Neighborhood Association regarding the proposed project, and to hold a question and answer session in reply to their concerns. The meeting was attended by approximately 100 people.

Notice of Completion and Notice of Availability:

The Draft EIR was distributed to 33 federal, state, regional, and local government agencies and interested organizations and 197 individuals for a 45-day public review period. There were two Planning Commission study sessions held on December 2, 2005, and February 17, 2005. The Draft EIR was provided to the State Clearinghouse on January 20, 2005, for additional distribution to agencies. In addition, a public NOA of the Draft EIR appeared in the *Press Telegram* and was mailed directly to interested parties requesting the document. In addition, copies of this Draft EIR are published on the City of Long Beach Web site at <http://www.longbeach.gov/plan/pb/epd/er.asp> and are available during the public review period at several libraries. In addition, LBMMC entered into a Voluntary Clean-up Agreement (VCA) with the Department of Toxic Substances Control (DTSC) to implement additional California Environmental Protection Agency (EPA) requirements for public disclosure (more than 200 individuals received the Draft EIR).

Planning Commission:

The planning commission heard testimony from 22 people at the Planning Commission hearing on May 5, 2005.

Community Meeting:

In response to the comments that you and other members of the public made to the Planning Commission on May 5, 2005, the City hosted an additional community meeting to ensure that the residents in the neighborhoods surrounding the proposed project and other identified interested parties has an additional opportunity to ask questions directly of staff and members of the EIR team, prior to the City Council's consideration of the EIR and the proposed project, scheduled for June 7, 2005.

City Council:

The City Council will consider the EIR, comments provided to the City at the Planning Commission Hearing, and comments provided at the May 23, 2005, community meeting as part of their decision making process.

Response to Comment No. 3:
(Virginia Culp)

Mr. Richard Barretto of Linscott, Law & Greenspan responded directly to this question at the community meeting.

The City understands that local residents have expressed concerns regarding traffic impacts along intersections near the proposed project area. The EIR and conditions of approval recommended in the staff report would require LBMMC to provide design construction costs to implement the mitigation measures specified in the EIR and conditions of approval specified in the staff report to the satisfaction of the Director of Public Works. LBMMC would be required to pay a fair share of the construction costs to implement these mitigation measures. LBMMC would be required to construct the recommended traffic improvements at five intersections:

- 2) Atlantic Avenue/East 29th Street
 - Restrict eastbound (EB) left-turn movements from 29th Street to northbound (NB) Atlantic Avenue.
- 6) Atlantic Avenue/East 27th Street
 - Restrict EB left-turn movements from 27th Street to NB Atlantic Avenue.
- 8) Pasadena Avenue/Willow Street
(This is a project-specific improvement and is noted here for clarification purposes only.)
 - Install two-phase traffic signal.

- 13) Long Beach Boulevard/Spring Street
 - Widen and/or restripe to provide an exclusive NB and southbound (SB) right-turn lane.
 - Modify the traffic signal, as needed.
- 29) Pasadena Avenue/Spring Street
 - Widen and/or restripe to provide an exclusive NB left-turn lane and an EB right-turn lane.
 - Install a traffic signal.

LBMMC shall pay a fair share of the construction costs to implement the recommended traffic improvements at three intersections:

- 1) Atlantic Avenue/Spring Street
 - Modify existing median and restripe Spring Street to provide a second EB left-turn lane and a second westbound (WB) left-turn lane.
 - Modify the traffic signal as needed.
- 22) Long Beach Boulevard/I-405 NB ramps
 - Install a traffic signal.
- 23) I-405 SB ramps/Crest Drive
 - Restripe to provide an exclusive WB right-turn lane.

LBMMC shall commit to pay a fair share of the construction costs to implement the recommended traffic improvements at the three remaining intersections if either the City or LBMMC acquire the land:

- 7) Atlantic Avenue/Willow Street
 - No physical mitigation measure is feasible; any additional turn lanes would require widening and additional right-of-way.
- 9) Long Beach Boulevard/Willow Street
 - No physical mitigation measure is feasible; any additional turn lanes would require widening and additional right-of-way.

21) Long Beach Boulevard/Wardlow Road

- No physical mitigation measure is feasible; any additional turn lanes would require widening and additional right-of-way.

Response to Comment No. 4:
(Virginia Culp)

Potential impacts to air quality from construction and operation of the proposed project were key elements of the EIR analysis. Section 3.2, Air Quality, of the EIR was evaluated in accordance with the methodologies and information provided by Appendix G of the State CEQA Guidelines, the South Coast Air Quality Management District (SCAQMD),¹ and the Air Quality Technical Report prepared by SCS Engineers (Appendix C, *Air Quality Technical Report*, of the EIR).

The statement of objectives for the proposed project states that one of the goals of the proposed project is to improve the health and well-being of the community. Therefore, the EIR fully considered the potential for significant environmental effects of all phases of the proposed project. The EIR extensively analyzed air quality in relation to traffic issues and evaluated the potential health effects that the proposed project may have on the community.

Air quality impacts for both the construction and operational phase of the proposed project were analyzed in the EIR. Emission estimates included analysis of diesel and criteria air pollutant emissions from demolition, trucks, grading, building construction, vehicles and construction equipment, off-gassing of potentially contaminated soil and fugitive dust emissions during site excavation, and emissions from area sources, such as consumer products and landscaping equipment. Unmitigated construction emissions of carbon monoxide, nitrogen oxides, and reactive organic gases were determined to be significant. After implementation of mitigation measures, including methods to reduce fugitive dust emissions, reduce idling emissions from construction equipment, and implement construction management techniques to limit the amount of construction equipment operating simultaneously at the site, emissions will be minimized to the maximum extent feasible. Construction emissions of nitrogen oxides, however, will remain significant. Unmitigated operational emissions of nitrogen oxides were also determined to be significant. To reduce impacts from these emissions

¹ South Coast Air Quality Management District. 1993. *CEQA Air Quality Handbook*. Contact: 21865 Copley Drive, Diamond Bar, CA 91765.

to below the level of significance, the EIR analysis took into consideration conditions of approval to be specified by the City to address emissions from equipment operating at the proposed project site, vehicle emissions, and indirect emissions at the power plant source through implementation of energy efficiency measures.

The following operational measures are recommended by the City as conditions of approval to ensure that the cumulative impacts from operational emissions of nitrogen oxides are reduced to below the threshold of significance:

- Permits from SCAQMD shall be obtained for the proposed emergency generators. The issuance of permits for these generators by SCAQMD will require the operators of these facilities to implement best available control technology to minimize emissions of criteria air pollutants.
- All buildings shall meet the California Title 24 Energy Efficiency standards for water heating, space heating and cooling, and insulation.
- Energy efficient lighting will be installed in interiors of all buildings.
- Energy efficient parking lot lighting and exterior building lighting will be installed.
- Energy efficient appliances will be installed, where applicable.
- Shade trees will be planted near buildings and in parking lots to reduce summer cooling needs and reduce evaporative emissions from vehicles.
- Design of the roadway realignment and parking projects will consider methods to reduce on-site vehicle queuing.
- On-site bicycle parking will be provided.
- Information on Long Beach Transit (LBT) services will be provided to employees at LBMMC and Miller Children's Hospital (MCH).
- On-site eating and refrigeration services for employees will be provided to reduce lunch time trips.

Response to Comment No. 5:
(Melissa Garza)

Thank you for your concern regarding the proposed project site's historical record of contamination. According to EPA and DTSC historical site records and project background, the site bordered a ravine that became increasingly back-filled with construction debris, including hydrocarbon petroleum residue wood. LBMMC was originally built on the backside of this ravine, and methane barriers were installed. The landscape surface, valve boxes, storm water inlets, cracks in pavement, and other areas are monitored quarterly (since at least 1991) for methane gas by the Los Angeles County Department of Health Services [the California Integrated Waste Management Boards (CIWMB) Local Enforcement Agency for landfills in the Long Beach area]. Although trace levels (ranging from 3 to 400 parts per million) of methane gas have been measured at some of the locations, the concentrations have not approached the limit set by CIWMB of 1.25 percent, which would trigger the need for mitigation measures, and the measurements have not exceeded the limit of 500 parts per million set by the SCAQMD. In addition, there has been monitoring for methane gas at probes installed for that purpose near both the Columbia Street emergency entrance and the main entrance to the MCH (both of these small entrance areas had methane mitigation systems installed when improvements were made in the late 1990s). The monitoring completed this March 2005 indicated only one detection of methane from six probes, and the reading was 75 parts per million, which is well below any level that could pose a safety or health risk to facility workers or patients. As indicated in the Mitigation Monitoring Program include in the EIR, a plan has been made to install a subsurface gas barrier and collection system beneath and around all subsurface portions of the proposed buildings to prevent gases from migrating into the building.

Response to Comment No. 6
(Speaker not identified)

A series of environmental database and file reviews were completed as part of the assessment of environmental conditions at the site during the EIR process. For example, the presence of the landfill was reported on the CIWMB's Solid Waste Information System, and the potential presence of old oil wells was indicated on maps available from the California Department of Oil, Gas and Geothermal Resources. No

other significant environmental condition (such as groundwater impact) was reported on the databases.

Response to comment No. 7

(Speaker not identified)

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Response to Comment No. 8:

(Debbie Sutton)

Thank you for your concern regarding the availability of affordable housing near the proposed project vicinity. The Long Beach Housing Action Plan (HAP) serves as the framework for the allocation of the City's scarce affordable housing resources (redevelopment housing set-aside and HOME funds) according to the income (very low, low, moderate) and tenure (owner/renter) of the target population. The HAP aims to maximize investment toward providing quality, affordable housing to as many Long Beach residents as possible, with a clear and pronounced effect in revitalizing and stabilizing Long Beach neighborhoods. In its initial implementation, the HAP will focus efforts in three specific neighborhoods in the City to strengthen and make a difference in those neighborhoods. Over the period 1990–1999, the City of Long Beach added 2,524 new housing units to the City's housing stock. In addition, the City has identified three sites within the vicinity of the proposed project that are to be developed for future residential units—providing an estimated 231 new residential units at Long Beach Boulevard, Del Amo Boulevard, and 31st Street.

The process by which the City assists displaced tenants is as follows: The 51 existing housing units within the 13 structures intended to be demolished must be cleared through the City's Department of Community Development, Housing Services Bureau. The process may not be applicable if the units are vacant. In order for the City to assist the displaced tenants, existing tenant would need to fill out a "Tenant Relocation

Program Application” to see if any benefits would be applicable. This process would be required prior to the issuance of any demolition permit, and it is part of the City of Long Beach Zoning Ordinance. If a tenant is eligible, they are entitled to a maximum of \$3,458 per household for relocation assistance.

LBMMC will provide a minimum of a 1-year notification to residents once they are aware of the need for demolition of the residential structures. In addition to the relocation assistance required by the City of Long Beach Housing Services Bureau, LBMMC has allocated up to a total of \$150,000 in a fund for relocation assistance. LBMMC is also meeting with the City of Long Beach Redevelopment Agency to identify housing opportunities in the vicinity of the Campus.

Response to Comment No. 9:
(Monica Delgado)

Thank you for your comment and concern over not receiving notification of the May 23, 2005, community meeting. A notification letter of the May 23, 2005, meeting was sent, in three languages, directly to properties within 1,000 feet of the Campus boundary. In addition, the notice was published in the *Press Telegram*, in three languages. The notice was also posted on the Campus boundary, in three languages.

A review of the overall notification process undertaken by the City is provided in Response to Comment No. 2.

Regarding related socioeconomic issues in the community and the need for local jobs, including upper management jobs, LBMMC anticipates that the expansion will provide additional job opportunities to the local area. LBMMC has an equal opportunity employment policy ensuring that all applicants are given equal consideration irrespective of race, religion, or gender. The hospitals have also committed to Leadership in Energy and Environmental Design (LEED) certification for new construction. Pursuant to the LEED certification process, preference is given to hiring qualified applicants from the local community over those who live far away and would need to commute.

Response to Comment No. 10:
(Monica Delgado)

Thank you for your comment regarding affordable housing opportunities and local jobs for Long Beach residents. As stated during the closure of the May 23, 2005, community meeting, Councilwoman Richardson and Dr. Mel Marks with LBMMC have committed to working cooperatively to address citizen concerns related to affordable housing in the City of Long Beach. Existing commitments made by LBMMC to the City were outlined in the presentation made by Dr. Marks at the May 23, 2005, community meeting.

Response to Comment No. 11:

(Blanca Pimzon)

Your support of the proposed project will be taken into consideration by the City Council during their decision-making process related to the proposed project.

Thank you for your opinion regarding the potential inadequacy of \$3,000 per household to support relocation efforts. LBMMC has agreed, and the proposed conditions now reflect that LBMMC will be required to contribute \$3,458 per household, regardless of income level or household size. Data provided by LBMMC indicate that rent for these properties ranges from \$520 to \$1,025 per month. In comparison, according to the U.S. Department of Housing and Urban Development (HUD) data sets available at <http://www.huduser.org/datasets/il.html> for fair-market rent for the County of Los Angeles, including the City of Long Beach, is \$674 for one person, \$807 for two persons, \$1,021 for three persons, and \$1,378 for 4 persons.² More than half of the households declared income in excess of \$20,000 in their rental applications, which were submitted between 1991 and 2005.

Your opinion that jobs should be guaranteed to Long Beach residents shall also be considered by the City Council as part of their decision-making process. LBMMC anticipates that the expansion will provide additional job opportunities to the local area. LBMMC has an equal opportunity employment policy ensuring that all applicants are given equal consideration irrespective of race, religion, or gender. The hospitals have also committed to LEED certification for new construction. Pursuant to the LEED

² U.S. Department of Housing and Urban Development. 2005. "FY 2000 Income Limits and Section 8 Fair Share Market Rents." Contact: U.S. Department of Housing and Urban Development, 451 7th Street SW, Washington, DC 20410. Available at: <http://www.huduser.org/datasets/il.html>

certification process, preference is given to hiring qualified applicants from the local community over those who live far away and would need to commute.

Response to Comment No. 12:

(Blanca Pimzon)

Thank you for your comment regarding the need for local jobs for Long Beach residents. As stated during the closure of the May 23, 2005, community meeting, Councilwoman Richardson and Dr. Mel Marks with LBMMC do intend to ensure that all Long Beach residents concerns are addressed and taken into account both prior to the June 7, 2005, City Council meeting and after to emphasize both the City and LBMMC's commitment to long-term solutions raised during the proposed project public participation process regarding housing, traffic, air quality, and soil contamination.

Response to Comment No. 13:

(Susan Crockett)

Thank you for your comments describing the services provided by the hospitals to the community and your support of the proposed project. The City Council will consider these comments as part of their decision-making process.

Response to Comment No. 14:

(Chris Van Mulligan)

Thank you for your opinion regarding the potential inadequacy of \$3,000 per household allocated by LBMMC to support relocation efforts. Data provided by LBMMC indicate that rent for these properties ranges from \$520 to \$1,025 per month. According to HUD data sets available at <http://www.huduser.org/datasets/il.html> for fiscal year 2000 income limits and Section 8 fair-share market rents, the income limits for one person to be considered low-income is \$31,600, for very low income is \$19,750, and for 30 percent of the median is \$11,850. Fair-market rent for the County of Los Angeles, including the City of Long Beach, is \$674 for one person, \$807 for two persons, \$1,021 for three persons, and \$1,378 for four persons. More than half of the households declared income in excess of \$20,000 in their rental applications, which were submitted between 1991 and 2005. Your concerns will be taken into consideration by the City Council as part of their decision-making process.

The Long Beach HAP serves as the framework for the allocation of the City's scarce affordable housing resources (redevelopment housing set-aside and HOME funds) according to the income (very low, low, moderate) and tenure (owner/renter) of the

target population. The HAP aims to maximize investment toward providing quality, affordable housing to as many Long Beach residents as possible, with a clear and pronounced effect in revitalizing and stabilizing Long Beach neighborhoods. In its initial implementation, the HAP will focus efforts in three specific neighborhoods in the City to strengthen and make a difference in those neighborhoods. Over the period 1990–1999, the City of Long Beach added 2,524 new housing units to the City’s housing stock. In addition, the City has identified three sites within the vicinity of the proposed project that are to be developed for future residential units—providing an estimated 231 new residential units at Long Beach Boulevard, Del Amo Boulevard, and 31st Street.

The process by which the City assists displaced tenants is as follows: The 51 existing housing units within the 13 structures intended to be demolished must be cleared through the City’s Department of Community Development, Housing Services Bureau. The process may not be applicable if the units are vacant. In order for the City to assist the displaced tenants, existing tenant would need to fill out a “Tenant Relocation Program Application” to see if any benefits would be applicable. This process would be required prior to the issuance of any demolition permit, and it is part of the City of Long Beach Zoning Ordinance. If a tenant is eligible, they are entitled to a maximum of \$3,458 per household for relocation assistance.

LBMMC will provide a minimum of a 1-year notification to residents once they are aware of the need for demolition of the residential structures. In addition to the relocation assistance required by the City of Long Beach Housing Services Bureau, LBMMC has allocated up to a total of \$150,000 in a fund for relocation assistance. LBMMC is also meeting with the City of Long Beach Redevelopment Agency to identify housing opportunities in the vicinity of the Campus.

Response to Comment No. 15:

(Chris Van Mulligan)

Thank you for your opinion suggesting that workers be paid a living fair wage. The City of Long Beach does not have an adopted Living Wage Ordinance. However, the funding provision of Children’s Hospital Bond that will be used to partially fund Phase I of the MCH Pediatric Inpatient Tower, Central Plant Building, and utility trench does have requirements in relation to wages for construction workers. In order to use the funding available from the State of California Children’s Hospital Bond Act for health facilities,

LBMCC is required by law to pay prevailing market wage for any construction costs related to the expansion of hospital facilities. The overseeing agency is the California Health Facilities Financing Authority (CAHFFA) under the State of California Office of Treasurer. Your opinion that LBMCC workers should be guaranteed a living fair wage will be considered by the City Council.

LBMCC anticipates that the expansion will provide additional job opportunities to the local area. LBMCC has an equal opportunity employment policy ensuring that all applicants are given equal consideration irrespective of race, religion, or gender. The hospitals have also committed to LEED certification for new construction. Pursuant to the LEED certification process, preference is given to hiring qualified applicants from the local community over those who live far away and would need to commute.

Response to Comment No. 16:

(Chris Van Mulligan)

Thank you for your comment concerning the need to allow local construction companies and labor unions to have an equal opportunity at the construction jobs as they become needed at the hospital. The use of union employees on construction contracts is beyond the scope of analysis required by CEQA. However, LBMCC has an equal opportunity employment policy ensuring that all applicants are given equal consideration irrespective of race, religion, or gender. The hospitals have also committed to LEED certification for new construction. Pursuant to the LEED certification process, preference is given to hiring qualified applicants from the local community over those who live far away and would need to commute.

Response to Comment No. 17:

(Santo Cortez)

Thank you for your comments regarding the specialized healthcare services provided to the community by both Campus hospitals, specifically the specialized needs of children with cancer, cerebral palsy, Down syndrome, and other syndromes. Your support of the proposed renovations at LBMCC and MCH will be considered by the City Council as part of their decision-making process.

Response to Comment No. 18:

(Guadalupe Padilla)

Thank you for your comments regarding the overcrowding that exists at the Campus hospitals and the need for the proposed improvements, specifically an inadequate number of beds in the pediatric hospital to meet the existing and anticipated demand. Thank you for reading into the record a letter prepared by the medical staff regarding the services provided by MCH and the challenges created by an insufficient number of pediatric beds and operating rooms. Your comments and support of the Phase I expansion of the MCH will be taken into consideration by the City Council as part of their decision-making process.

Response to Comment No. 19:

(Ana Aparicio)

Thank you for your expressed support of the proposed project. Your support of the proposed project will be taken into consideration by the City Council as part of the decision-making process.

The City has provided the information regarding existing policies and programs related to affordable housing in the City of Long Beach. The Long Beach HAP serves as the framework for the allocation of the City's scarce affordable housing resources (redevelopment housing set-aside and HOME funds) according to the income (very low, low, moderate) and tenure (owner/renter) of the target population. The HAP aims to maximize investment toward providing quality, affordable housing to as many Long Beach residents as possible, with a clear and pronounced effect in revitalizing and stabilizing Long Beach neighborhoods. In its initial implementation, the HAP will focus efforts in three specific neighborhoods in the City to strengthen and make a difference in those neighborhoods. Over the period 1990-1999, the City of Long Beach added 2,524 new housing units to the City's housing stock. In addition, the City has identified three sites within the vicinity of the proposed project that are to be developed for future residential units—providing an estimated 231 new residential units at Long Beach Boulevard, Del Amo Boulevard, and 31st Street.

According to the HUD data sets available at <http://www.huduser.org/datasets/il.html> for the fiscal year 2000 income limits and Section 8 fair-share market rents, the income limits for one person to be considered low-income is \$31,600, for very low

income is \$19,750, and for 30 percent of the median is \$11,850. Fair-market rent for the County of Los Angeles, including the City of Long Beach, is \$674 for one person, \$807 for two persons, \$1,021 for three persons, and \$1,378 for four persons.

The process by which the City assists displaced tenants is as follows: The 51 existing housing units within the 13 structures intended to be demolished must be cleared through the City's Department of Community Development, Housing Services Bureau. The process may not be applicable if the units are vacant. In order for the City to assist the displaced tenants, existing tenant would need to fill out a "Tenant Relocation Program Application" to see if any benefits would be applicable. This process would be required prior to the issuance of any demolition permit and it is part of the City of Long Beach Zoning Ordinance. If a tenant is eligible, they are entitled to a maximum of \$3,458 per household for relocation assistance.

LBMMC will provide a minimum of a 1-year notification to residents once they are aware of the need for demolition of the residential structures. In addition to the relocation assistance required by the City of Long Beach Housing Services Bureau, LBMMC has allocated up to a total of \$150,000 in a fund for relocation assistance. LBMMC is also meeting with the City of Long Beach Redevelopment Agency to identify housing opportunities in the vicinity of the Campus.

Response to Comment No. 20:

(Ana Aparicio)

Thank you for your comment about constructing multi-level parking lots. LBMMC does intend to construct a 1,700-space parking lot during later phases of the proposed project if it becomes necessary due to displaced parking and expanded facilities on the Campus. However, LBMMC purchased the residential properties with the explicit purpose of ensuring that they would have adequate space to provide sufficient facilities and programs to meet the community's needs for healthcare services. The development of inpatient, outpatient, and appurtenant healthcare facilities is consistent with land use designation and zoning where the residential properties owned by LBMMC are located.

Response to Comment No. 21:

(Ana Aparicio)

Thank you for your opinion regarding the potential inadequacy of \$3,000 per household allocated by LBMMC to support relocation efforts. Data provided by LBMMC indicate that rent for these properties ranges from \$520 to \$1,025 per month. More than half of the households declared income in excess of \$20,000 in their rental applications, which were submitted between 1991 and 2005. Comments were made in testimony that large numbers of people and multiple families may reside in each unit. According to the HUD data sets available at <http://www.huduser.org/datasets/il.html> for the fiscal year 2000 income limits and Section 8 fair-share market rents, the income limits for one person to be considered low-income is \$31,600, for very low income is \$19,750, and for 30 percent of the median is \$11,850. Fair-market rent for the County of Los Angeles, including the City of Long Beach, is \$674 for one person, \$807 for two persons, \$1,021 for three persons, and \$1,378 for four persons. A review of data on the rental units provided by LBMMC indicates that the units range in size from 300 square feet to 1,250 square feet, with rental applications showing declared occupants as single family. Your concerns will be taken into consideration by the City Council as part of their decision-making process.

Response to Comment No. 22:

(Ana Aparicio)

The depth of excavation to remove the contaminated soil and landfill debris ranges from approximately 7 to 26 feet. An estimated 35,000 cubic yards of material are expected to be excavated and replaced with a compacted clean fill. Samples will be taken at the bottom of the excavation and tested to confirm that the clean-up action levels have been reached; otherwise, the excavation will continue at those locations where the sample test results did not meet the criteria. Contaminated soils will be off-hauled to a treatment facility for treatment in conformance with state and federal standards. The EIR, supporting technical reports, and the required Remedial Action Plan are all subject to the regulatory oversight of the DTSC. All specified measures for the protection of public health must be completed to the satisfaction of the DTSC and the City of Long Beach Department of Health Services.

Response to Comment No. 23:

(Ana Aparicio)

Your opinions regarding the desirability of having LBMMC provide workers with affordable housing will be considered by the City Council.

Response to Comment No. 24:

(Henry Montero)

Thank you for your questions regarding safety consideration for operating the existing and proposed hospital facilities in proximity to a closed landfill. Approximately 70 borings were undertaken to obtain information to complete a Site Characterization and Health Risk Assessment for the proposed facilities pursuant to a VCA between LBMMC and the DTSC. The Work Plan for these borings was reviewed and approved by DTSC prior to the initiation of work efforts. The Work Plan requires sampling for more than 100 chemicals of potential concern, including arsenic, lead, and benzene.

Contamination was found in several of the borings, particularly those located within the closed landfill area. As expected, the types of chemicals encountered were those typically associated with petroleum use and production, including petroleum hydrocarbons, benzene, and polynuclear aromatic hydrocarbons (PAHs). A Human Health Risk Assessment was completed for all chemicals of potential concern. The results identified exceedance of the stringent health risk standards set by the DTSC for only one class of hydrocarbon compounds (PAHs). The risk was related to the long-term exposure of hospital workers, and the level was slightly above the limit of 1 cancer in 1 million. The mitigation plan summarized in the EIR and under review by DTSC calls for removal of the soil containing these chemicals to their full depth within the area of construction of the new buildings.

LBMMC has agreed to complete additional investigations for the existing facilities, should that be determined to be necessary based on DTSC's review of the results of the investigations and Health Risk Assessments undertaken for the expansion of the MCH and the Todd Cancer Institute (TCI). There are existing methane barriers and monitoring devices for selected areas of the existing licensed hospitals. Review of data from the methane monitoring devices indicates trace amounts of methane, which are substantially below the levels requiring remedial action.

Response to Comment No. 25:

(Dr. Dan Pillsbury)

Thank you for your comments in support of the proposed project and your opinions regarding the urgent need to expand the capacity of the hospitals based on your personal experience as a physician who works on the Campus. Your support will be taken into consideration by the City Council as part of their decision-making process.

Response to Comment No. 26:

(Tom Warnke)

Thank you for your support on behalf of the Long Beach or Gateway Affordable Housing Coalition for the proposed project. Your concerns regarding the inadequacy of the relocation assistance funding provided by LBMCC as a means of resolving the housing crunch in Southern California will be considered by the City Council. Similarly, your opinion that the relocation assistance will be infeasible due to a lack of affordable housing in Long Beach will also be considered by the City Council. The City has apprised LBMCC of your comments regarding the ability of the Housing Trust Fund to accept donations.

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Existing available data for residential properties in the City of Long Beach indicates that comparable residential rental properties are available within the City of Long Beach. Data provided by LBMMC indicates that rent for these properties ranges from \$520 to \$1,025 per month. More than half the households declared income in excess of \$20,000 in their rental applications, which were submitted between 1991 and 2005. Comments were made in testimony that large numbers of people and multiple families may reside in each unit. According to HUD data sets available at <http://www.huduser.org/datasets/il.html> for fiscal year 2000 income limits and Section 8 fair-share market rents, the income limits for one person to be considered low-income is \$31,600, for very low income is \$19,750, and for 30 percent of the median is \$11,850. Fair-market rent for the County of Los Angeles, including the City of Long Beach, is \$674 for one person, \$807 for two persons, \$1,021 for three persons, and \$1,378 for four persons.

A review of data on the rental units provided by LBMMC indicates that the units range in size from 300 square feet to 1,250 square feet, with rental applications showing declared occupants as single family. A review of on-line rental services for residential property listings in the City of Long Beach yielded several hundred available units within the cost of the residential units that would potentially be subject to demolition.

Response to Comment No. 27:

(Jim Araby)

Thank you for your support of the proposed project. Thank you for sharing your concern regarding the availability of affordable housing near the proposed project vicinity.

The Long Beach HAP serves as the framework for the allocation of the City's scarce affordable housing resources (redevelopment housing set-aside and HOME funds) according to the income (very low, low, moderate) and tenure (owner/renter) of the target population. The HAP aims to maximize investment toward providing quality, affordable housing to as many Long Beach residents as possible, with a clear and pronounced effect in revitalizing and stabilizing Long Beach neighborhoods. In its initial implementation, the HAP will focus efforts in three specific neighborhoods in the City to strengthen and make a difference in those neighborhoods. Over the period 1990-1999, the City of Long Beach added 2,524 new housing units to the City's housing stock. In addition, the City has identified three sites within the vicinity of the proposed project that are to be developed for future residential units—providing an estimated 231 new residential units at Long Beach Boulevard, Del Amo Boulevard, and 31st Street.

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Your support for the proposed project and concerns regarding affordable housing will be considered by the City Council as part of their decision-making process.

Response to Comment No. 28:

(Michelle Pita)

Thank you for your concerns regarding the Campus's continued ability to serve all members of the community. As indicated in LBMMC's presentation, the two hospitals provide over 40,000 patient discharges and 80,000 emergency department visits per year. The hospitals primarily serve Long Beach residents, including the provision of approximately \$106 million in charitable health care services. As indicated in the Initial Study, the population of the City of Long Beach is expected to increase by 6 to 9 percent through the year 2020 planning horizon. The proposed project has been sized to accommodate existing unmet demand and the anticipated increase from population growth expected by the City's adopted General Plan. The net affect of the proposed project would be to accommodate the anticipated demand for services through the year 2020 planning horizon.

Response to Comment No. 29:

(Betsy Lynn)

Thank you for your support of the proposed project on behalf of the SCIU United Healthcare Workers.

Response to Comment No. 30

(Betsy Lynn)

Thank you for your concern regarding the availability of affordable housing near the proposed project vicinity.

The Long Beach HAP serves as the framework for the allocation of the City's scarce affordable housing resources (redevelopment housing set-aside and HOME funds) according to the income (very low, low, moderate) and tenure (owner/renter) of the target population. The HAP aims to maximize investment toward providing quality, affordable housing to as many Long Beach residents as possible, with a clear and pronounced effect in revitalizing and stabilizing Long Beach neighborhoods. In its initial implementation, the HAP will focus efforts in three specific neighborhoods in the

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Your concerns regarding affordable housing will be considered by the City Council as part of their decision-making process.

Response to Comment No. 31

(Betsy Lynn)

Thank you for your questions regarding safety consideration for operating the existing and proposed hospital facilities in proximity to a closed landfill. Approximately 70 borings were undertaken to obtain information to complete a Site Characterization and Health Risk Assessment for the proposed facilities pursuant to a VCA between LBMMC

and the DTSC. The Work Plan for these borings was reviewed and approved by DTSC prior to the initiation of work efforts. The Work Plan requires sampling for more than 100 chemicals of potential concern, including arsenic, lead, and benzene.

Contamination was found in several of the borings, particularly those located within the closed landfill area. As expected, the types of chemicals encountered were those typically associated with petroleum use and production, including petroleum hydrocarbons, benzene, and PAHs. A Human Health Risk Assessment was completed for all chemicals of potential concern. The results identified exceedance of the stringent health risk standards set by the DTSC for only one class of hydrocarbon compounds (PAHs). The risk was related to the long-term exposure of hospital workers, and the level was slightly above the limit of 1 cancer in 1 million. The mitigation plan summarized in the EIR and under review by DTSC calls for removal of the soil containing these chemicals to their full depth within the area of construction of the new buildings.

LBMHC has agreed to complete additional investigations for the existing facilities, should that be determined to be necessary based on DTSC's review of the results of the investigations and Health Risk Assessments undertaken for the expansion of the MCH and the TCI. There are existing methane barriers and monitoring devices for selected areas of the existing licensed hospitals. Review of data from the methane monitoring devices indicates trace amounts of methane, which are substantially below the levels requiring remedial action.

Response to Comment No. 32

(Betsy Lynn)

Thank you for your concerns regarding the cumulative impacts of the proposed project on air quality. Air quality impacts for both the construction and operational phase of the proposed project were analyzed in the EIR. Emission estimates included analysis of diesel and criteria air pollutant emissions from demolition, trucks, grading, building construction, vehicles and construction equipment, off-gassing of potentially contaminated soil and fugitive dust emissions during site excavation, and emissions from area sources, such as consumer products and landscaping equipment. Unmitigated construction emissions of carbon monoxide, nitrogen oxides, and reactive organic gases were determined to be significant. After implementation of mitigation measures, including methods to reduce fugitive dust emissions, reduce idling

emissions from construction equipment, and implement construction management techniques to limit the amount of construction equipment operating simultaneously at the site, emissions will be minimized to the maximum extent feasible. Construction emissions of nitrogen oxides, however, will remain significant. Unmitigated operational emissions of nitrogen oxides were also determined to be significant. To reduce impacts from these emissions to below the level of significance, additional mitigation measures have been included in the EIR to address emissions from equipment operating at the proposed project site, vehicle emissions, and indirect emissions at the power plant source through implementation of energy efficiency measures.

The following operational measures are recommended by the City as conditions of approval to ensure that the cumulative impacts from operational emissions of nitrogen oxides are reduced to below the threshold of significance:

- Permits from SCAQMD shall be obtained for the proposed emergency generators. The issuance of permits for these generators by SCAQMD will require the operators of these facilities to implement best available control technology to minimize emissions of criteria air pollutants.
- All buildings shall meet the California Title 24 Energy Efficiency standards for water heating, space heating and cooling, and insulation.
- Energy efficient lighting will be installed in interiors of all buildings.
- Energy efficient parking lot lighting and exterior building lighting will be installed.
- Energy efficient appliances will be installed, where applicable.
- Shade trees will be planted near buildings and in parking lots to reduce summer cooling needs and reduce evaporative emissions from vehicles.
- Design of the roadway realignment and parking projects will consider methods to reduce on-site vehicle queuing.
- On-site bicycle parking will be provided.

- Information on Long Beach Transit (LBT) services will be provided to employees at LBMMC and Miller Children's Hospital (MCH).
- On-site eating and refrigeration services for employees will be provided to reduce lunch time trips.

Response to Comment No. 33
(Council Tonia Reyes-Uranga)

Thank you for your comments representing the 7th district in regards to the proposed project.

Response to Comment No. 34
(Council Tonia Reyes-Uranga)

Thank you for sharing the comments that you have received from residents in the 7th District regarding traffic impacts along intersections near the proposed project area and, specifically, what is planned to mitigate the impacts.

The EIR and conditions of approval recommended in the staff report would require LBMMC to provide design construction costs to implement the mitigation measures specified in the EIR and conditions of approval specified in the staff report to the satisfaction of the Director of Public Works. LBMMC would be required to pay a fair share of the construction costs to implement these mitigation measures. LBMMC would be required to construct the recommended traffic improvements at five intersections:

Atlantic Avenue/East 29th Street

- Restrict EB left-turn movements from 29th Street to NB Atlantic Avenue.

Atlantic Avenue/East 27th Street

- Restrict EB left-turn movements from 27th Street to NB Atlantic Avenue.

Pasadena Avenue/Willow Street

(This is a project-specific improvement and is noted here for clarification purposes only.)

- Install two-phase traffic signal.

Long Beach Boulevard/Spring Street

- Widen and/or restripe to provide an exclusive NB and SB right-turn lane.
- Modify the traffic signal, as needed.

Pasadena Avenue/Spring Street

- Widen and/or restripe to provide an exclusive NB left-turn lane and an EB right-turn lane.
- Install a traffic signal.

LBMHC shall pay a fair share of the construction costs to implement the recommended traffic improvements at three intersections:

Atlantic Avenue/Spring Street

- Modify existing median and restripe Spring Street to provide a second EB left-turn lane and a second WB left-turn lane.
- Modify the traffic signal as needed.

Long Beach Boulevard/I-405 NB ramps

- Install a traffic signal.

I-405 SB ramps/Crest Drive

- Restripe to provide an exclusive WB right-turn lane.

LBMHC shall commit to pay a fair share of the construction costs to implement the recommended traffic improvements at the three remaining intersections if either the City or LBMHC acquire the land:

Atlantic Avenue/Willow Street

- No physical mitigation measure is feasible; any additional turn lanes would require widening and additional right-of-way.

Long Beach Boulevard/Willow Street

- No physical mitigation measure is feasible; any additional turn lanes would require widening and additional right-of-way.

Long Beach Boulevard/Wardlow Road

- No physical mitigation measure is feasible; any additional turn lanes would require widening and additional right-of-way.

The City of Long Beach will notify the Crest Drive Condominium Association of the availability, on the City's Web site, of the transcript and written responses to the comments made at the May 23, 2005, community meeting.

Response to Comment No. 35

(Council Tonia Reyes-Uranga)

Thank you for your concern regarding the availability of affordable housing near the proposed project vicinity.

The Long Beach Housing Action Plan (HAP) serves as the framework for the allocation of the City's scarce affordable housing resources (redevelopment housing set-aside and HOME funds) according to the income (very low, low, moderate) and tenure (owner/renter) of the target population. The HAP aims to maximize investment toward providing quality, affordable housing to as many Long Beach residents as possible, with a clear and pronounced effect in revitalizing and stabilizing Long Beach neighborhoods. In its initial implementation, the HAP will focus efforts in three specific neighborhoods in the City to strengthen and make a difference in those neighborhoods. Over the period 1990–1999, the City of Long Beach added 2,524 new housing units to the City's housing stock. In addition, the City has identified three sites within the vicinity of the proposed project that are to be developed for future residential units—providing an estimated 231 new residential units at Long Beach Boulevard, Del Amo Boulevard, and 31st Street.

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The City has apprised LBMMC of your support of the Housing Trust Fund and its ability to accept donations.

Response to Comment No. 36

(Adam Pawerski)

Thank you for your support of the proposed project. Thank you for your comments expressing concern regarding parking in conjunction with the proposed project. The EIR analysis for traffic and circulation included an analysis of parking. The EIR includes empirical parking data for the Campus, which demonstrates that there are currently 159 parking spaces above what is required pursuant to the City's parking code. The EIR identifies the number of parking spaces that would be lost during construction and operation of each element of the proposed project. The EIR also identifies a scenario for using a combination of temporary leased off-site parking and development of on-site surface parking lots and parking structures to meet the City's Code requirements for parking spaces.

Response to Comment No. 37

(Robert Nagourney)

Thank you for your comments of support for the proposed project, in your capacity as Director of the TCI. Your support for the proposed project and opinions regarding the importance of the proposed project in providing continued service to the community will be taken into consideration by the City Council during their decision-making process.

Response to Comment No. 38
(Councilwoman Richardson)

Thank you for your comments representing the 6th district in regards to the proposed project and your continued support of community involvement. Your efforts to ensure a multi-lingual forum (English, Spanish, and Khmer) for discussion in response to requests from the coalition are noted.

As requested at the May 23, 2005, community meeting, a court reporter prepared a transcript of the meeting that was posted on the City's Web site on Thursday May 26, 2005. Also as requested at the May 23, 2005, community meeting, written responses to comments made at the community meeting were prepared and posted on the City's Web site prior to the scheduled June 7, 2005, City Council hearing on the Long Beach Memorial Medical Center Expansion EIR.

Response to Comment No. 39
(Councilwoman Richardson)

The Long Beach Housing Action Plan (HAP) serves as the framework for the allocation of the City's scarce affordable housing resources (redevelopment housing set-aside and HOME funds) according to the income (very low, low, moderate) and tenure (owner/renter) of the target population. The HAP aims to maximize investment toward providing quality, affordable housing to as many Long Beach residents as possible, with a clear and pronounced effect in revitalizing and stabilizing Long Beach neighborhoods. In its initial implementation, the HAP will focus efforts in three specific neighborhoods in the City to strengthen and make a difference in those neighborhoods. Over the period 1990-1999, the City of Long Beach added 2,524 new housing units to the City's housing stock. In addition, the City has identified three sites within the vicinity of the proposed project that are to be developed for future residential units—providing an estimated 231 new residential units at Long Beach Boulevard, Del Amo Boulevard, and 31st Street.

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Response to Comment No. 40
(Councilwoman Richardson)

Thank you for your summary of concerns that have been identified in relation to labor and employment.

Regarding related socioeconomic issues in the community and the need for local jobs, including upper management jobs, LBMMC anticipates that the expansion will provide additional job opportunities to the local area. LBMMC has an equal opportunity employment policy ensuring that all applicants are given equal consideration irrespective of race, religion, or gender. The hospitals have also committed to LEED certification for new construction. Pursuant to the LEED certification process, preference is given to hiring qualified applicants from the local community over those who live far away and would need to commute.

Response to Comment No. 41
(Councilwoman Richardson)

Thank you for your summary of concerns that have been identified in relation to the liveable wage issue.

The City of Long Beach does not have an adopted Living Wage Ordinance. However, the funding provision of the Children's Hospital Bond that will be used to partially fund Phase I of the MCH Pediatric Inpatient Tower, Central Plant Building, and utility trench does have requirements in relation to wages for construction workers. In order to use the funding available from the State of California Children Hospital Bond Act for health facilities, LBMMC is required by law to pay prevailing market wage for any construction costs related to the expansion of hospital facilities. The overseeing agency is the CAHFFA under the State of California Office of Treasurer.

Response to Comment No. 42
(Unidentified Speaker)

The Long Beach HAP serves as the framework for the allocation of the City's scarce affordable housing resources (redevelopment housing set-aside and HOME funds) according to the income (very low, low, moderate) and tenure (owner/renter) of the target population. The HAP aims to maximize investment toward providing quality, affordable housing to as many Long Beach residents as possible, with a clear and pronounced effect in revitalizing and stabilizing Long Beach neighborhoods. In its initial implementation, the HAP will focus efforts in three specific neighborhoods in the City to strengthen and make a difference in those neighborhoods. Over the period 1990-1999, the City of Long Beach added 2,524 new housing units to the City's

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Response to Comment No. 43

(Unidentified Speaker)

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